

UNITED STATES COMMISSION ON CIVIL RIGHTS

STAFF REPORT

KINLOCH, ST. LOUIS COUNTY, MISSOURI

January, 1970



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There are ten politically independent all black cities in the United States with 1,000 or more people. ^{1/} Kinloch is one of them. The city is located in suburban St. Louis County, approximately seven miles northwest of the St. Louis city limits, one mile north of Interstate Highway 70, and approximately two miles east of St. Louis' Lambert Air Field. Kinloch's 554 acres are well situated. The city is near major arterial highways which facilitate travel to employment centers in the St. Louis metropolitan region. Several of the region's largest employers are located in the immediate vicinity -- a key factor in the growth of the surrounding, predominantly white communities such as Berkeley to the South, West and North, and Ferguson to the East.

Background

The origins of Kinloch are obscure, but the community has been traced back to the 1890's when the area was mostly farmland. ^{2/} According to Professor Ingo Walter of the University of Missouri at St. Louis:

^{1/} Walter and Kramer, "Political Autonomy and Economic Dependence in an All Negro Municipality", The American Journal of Economics and Sociology, Vol. 28, No. 3, July 1969, p. 225.

^{2/} Supra, at 226.

"Several white real estate agents purchased a large tract of land and advertised it for sale as a subdivision to Negroes in the City of St. Louis at approximately \$50 per 25-by-100 foot lots. Lacking the necessary financial resources to have homes constructed, the Negroes attracted in this manner pooled their efforts to construct shanties on the newly acquired property and to lay out unpaved streets providing access to their homesites." ^{3/}

In the early 1930's the black population in the area that is now Kinloch had grown to about 1,500 persons and it soon grew to over 4,000 persons as additional tracts of land were subdivided and sold. ^{4/} By 1960 the city's population had grown to 6,501. ^{5/} The 1970 population is estimated at slightly over 7,000. ^{6/}

Until 1938 the area where Kinloch presently is located was an unincorporated area, with a common school system and "separate but equal" facilities for white and Negro students. The approximately 4,000 Negroes had the right to vote, however, and were able to elect one representative to the three-man district school board, a black

^{3/} Ibid.

^{4/} Ibid.

^{5/} See Table I.

^{6/} Walter and Kramer, op. cit., supra at 226.

Baptist minister, Reverend Walter Johnson.^{7/} Johnson complained bitterly about the comparatively deplorable conditions of the Negro schools. In 1938, the whites withdrew from the school district and incorporated themselves as the City of Berkeley.^{8/}

From 1938 to 1948 the residents of the area that is now Kinloch received essential services from St. Louis County and operated their educational system, including a high school, with limited funds.^{9/}

During World War II, some attempts were made to incorporate the community. St. Louis County services were regarded as poor and some of the residents felt that self-government, rather than pleas to the county seat, would improve their situation.^{10/} An incorporation petition, however, required the signatures of a majority of the registered voters and there was considerable opinion in the community that there was insufficient financial capacity to equal even the meager support provided by the County. Assessed valuation of the area was \$1,112,000, providing a potential tax yield of \$8,000 against an estimated \$30,000 needed to maintain police services, trash removal,

^{7/} Walter and Kramer, "The Political History of Kinloch", Final Report: An Analysis of the Socio-Economic Structure of an All-Negro City, Research Report Number CRD 351-7-217, on file with the U.S. Department of Health, Education and Welfare, Washington, D.C., p. 2.

^{8/} Ibid.

^{9/} Walter and Kramer, "Research and Research Opportunities in Missouri's All-Negro City, op. cit., supra, note 7, at 4.

^{10/} Walter and Kramer, op. cit. supra, note 7 at 1.

and other necessary services. ^{11/} In 1948, an incorporation petition was approved and Kinloch was chartered as a fourth class, self-governing city. ^{12/}

Kinloch is governed under a mayor-council form of government. The mayor and the aldermen serve on a part-time basis. They are elected biennially, with unlimited succession, in non-partisan elections. Administrative personnel of the city include a city clerk, a police clerk, and 9 policemen. The city also has an elected tax collector, and a municipal judge. ^{13/} Kinloch provides virtually all of its municipal services, including police and fire protection. A few services, however, are provided by St. Louis County, such as the Well Baby Clinic located at the Kinloch YWCA, ^{14/} Public Health nurse services and a library. ^{15/} Except for one very small business section, ^{16/} Kinloch is entirely residential in character.

^{11/} Ibid., p. 2.

^{12/} Walter and Kramer, op. cit., supra, note 9, at 3.

^{13/} Staff field report, St. Louis, October 21, 1969.

^{14/} Kinloch Branch, 5810 Monroe.

^{15/} Kinloch County Library, 5732 Carson Road.

^{16/} Walter and Karmer, op. cit., supra, note 1, see study cited therein, at 226.

Racial Isolation

The City of Kinloch is very sharply separated from the communities which surround it. Apart from one main road and several secondary access routes, large vacant lots and fences serve effectively to seal off the community from its neighbors. ^{17/} Most streets in surrounding areas dead end at Kinloch. In April, 1968, shortly after the death of Martin Luther King, several leading citizens of Kinloch led a march to the site of a barricade which had been erected by citizens of Ferguson and which blocked one of the few roads to the city. City officials of the City of Ferguson shortly thereafter removed the barricade. ^{18/} In addition, there is very little social inter-action between the citizens of Kinloch and citizens in the adjoining communities. ^{19/}

Economic Conditions

In comparison with the adjoining communities, Kinloch is an area of substantial poverty. Median incomes among families in Kinloch are substantially lower than those in the surrounding communities. ^{20/} In 1959, ^{21/} the median family income in Kinloch was \$3,075, compared with \$7,124 and \$6,891 in the two adjoining census tracts. Kinloch also

^{17/} Ibid.

^{18/} Staff interview with Mrs. Julia Boyd, October 14, 1969.

^{19/} Staff Interview with Rev. Anthony Siebert, October 13, 1969.

^{20/} See Table 2.

^{21/} Ibid.

compares unfavorably with St. Louis County and with the St. Louis Standard Metropolitan Statistical Area. In 1959, the median income in St. Louis County was \$7,527 and \$6,275 in the Standard Metropolitan Statistical Area. In 1959, only 9 percent of Kinloch's families had incomes of over \$7,000, while 61.8 percent had incomes under \$5,000. ^{22/} Family income among Kinloch families, moreover, are substantially lower than black family income in the City of St. Louis and in the Standard Metropolitan Statistical Area. ^{23/}

In 1964, 37 percent of Kinloch families received some form of public assistance. ^{24/} By 1968 there was little change in this percentage. ^{25/}

^{22/} Calculations by Commission staff. See Table 2.

^{23/} Ibid.

^{24/} Walter and Kramer, op. cit., supra note 1 at 229. The Health and Welfare Council of Metropolitan St. Louis reported that there were 538 of 1,346 families receiving assistance. The cases were as follows: Aid to Dependent Children 235, Old-Age Assistance 168, Partially and Totally Disabled 94, Aid to the Blind 9, and General Relief 32.

^{25/} In April 1968, there were 547 cases. They were broken down as follows: Aid to Dependent Children 223, Old-Age Assistance 197, Partially and Totally Disabled 87, Aid to the Blind 8, General Relief 32.

Housing

In addition to low family incomes, Kinloch's housing is below standard. In 1960, there were 1,760 dwelling units in the city.^{26/} 780 of these units were classified as deteriorating and another 331 units were classified as dilapidated. Thus, in 1960, 63.6 percent of Kinloch housing was considered substandard, compared with 6.4 and 5.0 percent, respectively, in the two adjoining census tracts and 16.8 and 7.3 percent, respectively, in the SMSA and St. Louis County.^{27/} Over half of the dwelling units were constructed before 1940 and approximately 56 percent were valued at less than \$5,000.^{28/} The extent of home ownership in Kinloch, however, is relatively high. In 1960, approximately 60 percent of all occupied dwelling units were owned by their occupants.^{29/}

In recent years the city has obtained some new public and private housing developments. In January 1961, 100 units of Public Housing were completed. Fifty additional units were added in February 1967.

^{26/} Walter and Kramer, op. cit. supra note 1 at 230.

^{27/} Ibid.

^{28/} Ibid.

^{29/} Ibid.

In 1969, 104 units of privately built apartments were constructed. ^{30/}

During the year 1968, the Housing Authority of the City of Kinloch housed 168 families in its projects. 18 families moved in and 18 families moved out. The average rent per unit per month was \$34.38. ^{31/}

Education

The Kinloch School District is one of twenty-five in St. Louis County. ^{32/} The school district is administered by a superintendent who reports to a six man board. In September, 1969, there were 1,438 students enrolled in the Kinloch school system, all of whom were black. ^{33/} There were 68 teachers, seven of whom were white. ^{34/}

^{30/} In January 1970, Mr. Allen Levin of the Washington University School of Architecture's Community Design Workshop, submitted to Commission staff preliminary findings of a survey of housing conditions in Kinloch. Levin classified Kinloch housing into four categories: (1) needing maintenance, (2) needing minor repair, (3) needing major repair, and (4) dilapidated. He identified 1,549 dwelling units, of which 254 were of recent construction. Of the remaining 1,295 dwelling units 460 needed maintenance, 304 needed minor repair, 332 needed major repair, and 199 were classified as dilapidated.

^{31/} Albert Coleman, Executive Director, Annual Report, Housing Authority of the City of Kinloch, December, 1968.

^{32/} There is also a special school district for St. Louis County for students who need special assistance.

^{33/} See George W. Vossbrink, Superintendent, St. Louis County Public Schools, Eighteenth Annual Report of the St. Louis County, Missouri, Public Schools to the County Board of Education for the School Year 1968-1969, October 1, 1969, p. 25. See also staff interview with Dr. Arthur Shropshire, September 23, 1969.

^{34/} Commission Field Report, St. Louis, October 21, 1969.

Many citizens of Kinloch have voiced complaints about the public school system. They complain that the school system does not properly prepare students to meet college entrance requirements, that the public schools are used as a training ground for young teachers who stay in the school system for about a year and then move on to another system where pay is substantially higher, and that the schools are inferior to those in other school districts in the county in terms of physical facilities and educational equipment. ^{35/}

On December 7, 1969, a group of Kinloch citizens called the Concerned Citizens for Quality Education for Kinloch Children, filed a petition with the Secretary of the Kinloch School Board, requesting that a proposition be placed on the ballot at the next annual election to determine whether or not the citizens want the school district dissolved. ^{36/} A two-thirds vote is required. ^{37/}

^{35/} Staff interview with Mrs. Julia Boyd, Coordinator, Kinloch Gateway Center, HDC, October 21, 1969. See also, staff interview with Mrs. Katherine Crockett, January 8, 1970.

^{36/} See Appendix A.

^{37/} Hubert Wheeler, Commissioner of Education, The Public School Laws of Missouri, Chap. 162, Sec. 162.451, 1966.

The purpose of dissolving the district is to require the County Board of Education to annex the unorganized territory to an adjoining school district. ^{38/}

The Kinloch School District has four school facilities: Kinloch High, John F. Kennedy Jr. High, Dunbar Elementary, and Kinloch Elementary. ^{39/} Although the school district had a student enrollment of 1,438 students in the 1968-69 school year, the average daily attendance was 1,204.1. ^{40/} Of the 47 students in the 1968 graduating class only 16 went on to enter college, approximately one-third. ^{41/} In the two surrounding predominately white school districts the percentages were substantially higher -- more than 50 percent in the Ferguson School District and approximately 46.2 percent in the Berkeley School District.

^{38/} Hubert Wheeler, op. cit., supra, Chap. 162, Sec. 162.451, 1966.

^{39/} George Vossbrink, op. cit., supra, note 33 at 13.

^{40/} Ibid., p. 35.

^{41/} George Vossbrink, op. cit., supra, note 33, at 51.

In the 1968-69 school year the expenditures per pupil in Kinloch were substantially below the amount spent per pupil in the two adjoining districts and was well below the county average:^{42/}

Berkeley	\$666.01
Ferguson	637.65
Kinloch	558.12
County average	720.78

The State Department of Education for the State of Missouri is responsible for the classification of school districts in the State. Classifications are established in order to set goals and standards for public schools. The major factors taken into account in rating school districts are: (1) quality of instruction, which includes teacher qualifications, instructional equipment, text books, and supplies provided and (2) breadth of the program offered, which includes the number of courses, services rendered, activities and opportunities available.^{43/} In the 1968-69 school year only two school districts in St. Louis County did not receive a AAA rating, Kinloch and Valley Park.^{44/} Kinloch had the lowest number of approved units in the County, 46 3/4 units. The Berkeley School District had 59 1/4 units, and the Ferguson School District had 91 3/4.^{45/}

^{42/} George Vossbrink, op. cit., supra, note 33, at 51.

^{43/} Ibid., p. 38.

^{44/} Ibid.

^{45/} Ibid.

Tax Base

Kinloch's extremely low tax base prevents the community from providing adequate funds for education. In 1966, the total assessed valuation was \$3,124,609, which was the lowest in the county.^{46/} This represented \$3,103 of assessed valuation per pupil, which was less than one-fourth the average of all school districts in St. Louis County.^{47/} In the 1968-69 school year the assessed valuation per pupil in the Kinloch School District was \$3,119, again the lowest in the county,^{48/} and less than one-fourth of the county average.

^{46/} Walter and Kramer, op. cit., note 1, at 243.

^{47/} Ibid.

^{48/} George Vossbrink, op. cit., supra, note 33 at 51.

TABLE 1

Population Profile

	Kinloch	SMSA	City of St. Louis	St. Louis County
Population	6,501	2,060,103	750,026	703,532
Percent Negro	100	14.5	28.8	2.8
Percent Increase, 1950-1960	9.1	19.8	-12.5	73.1
Percent male over 18	45.3	46.7	45.0	47.5
Percent female over 18	54.7	53.3	55.0	52.5
Percent over 18	47.5	35.3	30.9	37.8
Percent 18-64	44.4	55.5	56.8	55.3
Percent over 64	8.1	9.3	12.3	7.0
Number of households	1,670	624,641	248,651	198,483
Population per household	3.86	3.23	2.94	3.49

Source: Bureau of the Census, U.S. Department of Commerce, Census of Population, 1960.

TABLE 2
COMPARATIVE INCOME DATA, 1959

Family Income (all families)	Kinloch	Census Tract 0127	Census Tract 0129	St. Louis County	SMSA
Less than \$1000	15.9	0.5	1.1	1.8	3.8
\$1000 - \$1999	18.3	1.4	0.4	2.4	5.4
\$2000	14.8	2.8	2.4	3.0	5.9
\$3000	12.8	3.7	3.0	4.1	7.2
\$4000	16.7	8.7	9.1	7.2	10.5
\$5000	8.6	15.8	16.6	12.2	13.8
\$6000	3.8	14.8	17.8	13.1	12.5
\$7000	3.6	17.7	15.5	12.0	10.2
\$8000	1.5	11.1	8.4	10.1	8.1
\$9000	1.2	8.4	11.1	7.6	5.7
\$10,000 and over	2.7	15.0	14.7	26.7	16.9
TOTAL	100.0	100.0	100.0	100.0	100.0
Median Family Income	\$3075	\$7124	\$6981	\$7527	\$6275

SOURCE: Bureau of the Census, U. S. Department of Commerce, Census of Population, 1960.

TABLE 3
COMPARATIVE NEGRO DATA, 1959

Family Income (all families)	Kinloch	St. Louis County	St. Louis City	SMSA
Less than \$1000	15.9	10.8	10.8	12.1
\$1000 - \$1999	18.3	14.7	14.2	15.0
\$2000 - \$2999	14.8	15.8	14.5	14.1
\$3000 - \$3999	12.8	15.0	14.6	14.2
\$4000 - \$4999	16.7	15.4	14.2	14.4
\$5000 - \$5999	8.6	9.7	10.9	10.5
\$6000 - \$6999	3.8	5.6	6.7	6.6
\$7000 - \$7999	3.6	4.2	4.5	4.2
\$8000 - \$8999	1.5	2.8	3.2	2.9
\$9000 - \$9999	1.2	1.3	2.1	2.0
\$10,000 and over	2.7	4.7	4.3	4.1
TOTAL	100.0	100.0	100.0	100.0
Median family Income	\$3075	\$3578	\$3718	\$3622

SOURCE: Bureau of the Census, U. S. Department of Commerce,
Census of Population, 1960.

TABLE 4

Comparative Educational Levels
(Percent)

Highest number of school years completed by persons 25 years and over	Kinloch	Census Tract 0127	Census Tract 0129	St. Louis County	Negro St. Louis County	Negro St. Louis County
None	3.8	0.3	0.2	0.9	3.0	2.6
1-4	15.7	2.3	2.2	2.7	14.9	13.3
Elementary	23.8	9.9	9.6	9.9	22.3	22.4
8	21.3	23.4	22.9	20.2	17.9	16.9
High School	17.0	23.4	25.0	17.9	19.2	21.1
12	13.7	27.1	29.8	26.6	13.8	14.9
College	3.6	8.3	6.4	10.2	4.5	5.3
13-15	1.2	5.2	3.8	11.6	4.4	3.4
16 or more						
Median (years)	8.3	10.8	10.8	11.7	8.6	8.7

SOURCE: Bureau of Census, U. S. Department of Commerce, Census of Population, 1960.

APPENDIX A

PETITION FOR DISSOLUTION OF THE KINLOCH SCHOOL DISTRICT

Section 162.451 of Title XI of the Public School Laws of Missouri, Missouri Revised Statutes, 1959, Amended Laws and New Laws, 1961, 1963 and 1965, provides that upon petition of at least one hundred resident voters and tax payers of a school district, after such petition has been filed with the School Board, the proposition of dissolving a six director district shall be submitted to a vote of the qualified electors at the annual school election and if two-thirds of the voters and tax payers present and voting thereon vote in favor of dissolution, the district shall be dissolved and the same territory included in the district may be reorganized as provided by law;

Therefore, we, citizens, resident voters and taxpayers of Kinloch, Missouri petition that the proposition for dissolution of the Kinloch School District be placed on the ballot at the next annual election, to be held on the first Tuesday in April of 1970, in the manner provided by law.

	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE</u>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

APPENDIX B

CITY OF KINLOCH ANTICIPATED INCOME 1969-1970

Description:	Amount
Taxes and Licenses	
1. Motor Vehicles	6,600.00
2. Merchant License	1,233.00
3. Trash Collection	7,000.00
4. Building Permits	2,000.00
5. Electric Permits	1,200.00
6. Plumbing Permits	1,500.00
7. Liquor License	870.00
8. Peddlers License	150.00
9. Traffic Fines	5,500.00
10. Cab License	150.00
11. Cab Inspection	50.00
12. Court Fines	2,800.00
13. Utilites	20,000.00
14. Property Tax	4,000.00
15. Real Estate	15,000.00
16. Delinquent Property Tax	1,500.00
17. Delinquent Real Estate	3,000.00
18. Gasoline	31,000.00
19. Demolition Permits	50.00
20. Intangible Tax	10.00
21. Road Fund	7,700.00
22. Bond Fees	150.00
23. Housing Authority	5,000.00
24. Excavation	2,500.00
25. Cigarettes Tax	40,000.00
Total	\$ 157,963.00
Disbursements	
	14,000.00
Net	143,963.00
	138,983.45
Balance	4,979.55
City Hall	\$ 17,450.65
General Fund	12,700.00
Road Dept.	36,336.00
Police Dept.	72,496.80
	\$138,983.45

APPENDIX B (Cont'd.) (2)

The Ways & Means Committee recommended the following budget and payroll policies for the consideration of the Board, for the City of Kinloch, Missouri.

City Hall Budget

Mayor	1,000 .00
Alderman	3,600.00
Judge	900.00
Collector	3,600.00
Accountant	600.00
Janitor	2,500.00
Expenses	300.00
Jail	100.00
F.I.C.A. Matching	370.65
Clerk	4,000.00
Treasure	480.00
	<u>\$ 17,450.65</u>

General Fund

City Atty.	2,000.00
Note City Hall Bldg.	2,600.00
Insurance & Bonding	800.00
Telephone	1,000.00
Gas, Electric	1,000.00
Fire District	600.00
School District	2,200.00
Judges Dues	200.00
Interest on 2nd Deed	800.00
Miscellaneous	1,500.00
	<u>\$ 12,700.00</u>

APPENDIX B (Cont'd.) (3)

1ST YEAR - 1969

PERSONNEL AND RECURRING EXPENSES

6 PATROLMEN (6 Months Recruit, then promoted to Patn.LLL)	\$33,300.00
1 SERGEANT	6,200.00
1 CAPTAIN	7,000.00
1 CHIEF	8,000.00
1 POLICE CLERK	4,200.00
Salary Total	<u>\$58,700.00</u>

UNIFORM ALLOWANCE - 9 Officers, \$10.00 per month	1,080.00
Education-Junior College; 2 courses per year;	
5 Officers to attend; year cost,	
\$390.00; Officers to pay 50%; city	
to pay 50%	195.00
INSURANCE-Blue Cross-Shield-Family & Individual	
Plan-Annual cost, \$2,062.80-Employee	
& City to share, 50% each	1,031.80
MAINTENANCE COST ON VEHICLES-Equipping	6,000.00
RADIO DISPATCHING CONTRACT	240.00
CLERICAL SUPPLIES	200.00
POSTAGE	50.00
DISPOSABLE	100.00
	<u>\$8,896.80</u>

CAPITAL OUTLAY	
9 Revolvers-38 Caliber-\$60.00 each	540.00
2 Vehicles to be purchased, less trade-Difference	
in cost	2,800.00
1 Radio-Mobile, 3 frequency	1,400.00
1 Raio Receiver for office	160.00
Total	<u>4,900.00</u>

Grand Total	<u>\$72,496.80</u>
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APPENDIX B (Cont'd.) (4)

ROAD DEPT. BUDGET

RECOMMENDATIONS AS OF JANUARY 23, 1969

1.	Forman - \$2.25 per hour - \$18.00 per day - 5 days a week - 40 hours a week - \$90.00 a week.	\$ 4,680.00
2.	(1) Truck driver - \$2.10 per hour - \$16.80 per day - 5 days a week - 40 hours a week - \$84.00 a week.	4,368.00
3.	(1) Truck driver - \$2.10 per hour - \$16.80 per day 5 days a week - 40 hours a week - \$84.00 a week.	4,368.00
4.	Labor - \$2.00 per hour - \$16.00 per day - 5 days a week - 40 hours a week - \$80.00 a week.	4,160.00
5.	Labor - \$2.00 per hour - \$16.00 per day - 5 days a week - 40 hours a week - \$80.00 a week.	<u>4,160.00</u>
	Total	21,736.00
1.	Old Bills	5,000.00
2.	Maintenance	1,000.00
3.	Material	3,000.00
4.	Fringe Benefots	600.00
5.	New Equipment	<u>5,000.00</u>
	Grand Total	\$ 36,336.00

Off on these Holidays: Memorial Day, 4th of July, Labor Day,
Thanksgiving Day, X-mas, New Year, Kinloch Day, Martin Luther
King Day.

APPENDIX C

SUMMARY OF FINANCIAL DATA OF THE ST. LOUIS COUNTY SCHOOL DISTRICTS FOR THE 1968-1969 SCHOOL YEAR

DISTRICTS	Assessed Valuation	Tax Levy	Current Expenditures	Current Expenditures Per Pupil In ADA	Ass'd. Val. Per Pupil in ADA
Afton	\$ 69,243,810	\$3.95	\$ 3,381,287	\$841.62	\$17,233
Bayless	30,135,300	3.69	1,546,185	611.50	11,920
Berkeley	84,595,074	3.30	3,297,138	666.01 ✓	17,089
Brentwood	37,878,278	3.43	1,563,529	970.88	23,526
Clayton	97,728,150	3.45	3,185,676	1,427.00	43,785
Ferguson R-2	155,870,690	4.53	10,900,171	637.65 ✓	9,287
Hancock Place	23,217,690	3.83	1,231,932	592.72	11,173
Hazelwood	209,467,000	4.90	12,654,015	663.19	10,978
Jennings	58,552,170	3.62	2,493,804	914.49	21,471
Kinloch	3,755,960	4.23 ✓	661,542	558.12 ✓	3,119 ✓
Kirkwood R-7	118,324,800	4.75	6,963,333	756.95	13,031
Ladue	149,837,576	3.97	6,445,990	1,082.00	26,017
Lindbergh	138,552,290	3.95	7,267,341	697.30	13,342
Maplewood-Richmond Hts.	47,784,390	3.35	2,136,029	764.60	17,522
Mehlville R-9	111,717,335	4.17	5,769,346	635.86	12,377
Normandy	100,741,310	4.28	5,807,563	726.71	12,567
Parkway	166,470,615	4.95	9,916,954	666.08	11,180
Pattonville R-3	133,567,350	4.37	7,061,197	699.82	13,237
Ritenour	126,992,570	3.94	7,799,359	632.38	10,296
Riverview Gardens	94,135,190	4.46	5,509,396	634.46	10,827
Rockwood R-6	79,842,530	4.10	4,659,150	676.90	11,599
University City	116,515,920	4.32	6,521,877	921.89	16,468
Valley Park	7,563,690	4.09	537,577	577.35	8,124
Webster Groves	100,543,320	4.84	5,862,093	769.62	13,199
Wellston	21,930,760	4.49	1,191,202	653.13	12,023
Special District		.25	6,027,847		
TOTAL ALL DISTRICTS	\$2,284,963,768		\$130,391,533		
AVERAGES		\$4.11*		\$720.78*	\$13,243*
*Exclusive of Special District					

APPENDIX D

ASSESSED VALUATIONS AS REPORTED BY COUNTY CLERK NOVEMBER, 1968

DISTRICT	Real Estate	Personal	Merchants & Mfg.	Local Utilities	Total Valuation
Afton	\$ 57,620,460	\$ 9,457,850	\$ 1,943,100	\$ 222,400	\$ 69,243,810
Bayless	24,974,850	4,376,390	340,560	443,500	30,135,300
Berkeley	55,693,040	19,097,684	9,506,240	298,110	84,595,074
Brentwood	29,726,808	5,677,060	2,425,920	48,490	37,878,278
Clayton	80,590,360	14,258,240	2,840,750	38,800	97,728,150
Ferguson R-2	129,992,630	22,621,280	2,779,720	477,060	155,870,690
Hancock Place	18,864,120	2,969,400	1,343,720	40,450	23,217,690
Hazelwood	165,164,280	29,533,290	14,252,250	517,180	209,467,000
Jennings	45,621,500	8,318,890	4,610,720	1,060	58,552,170
Kinloch	2,694,830	1,036,170	24,960		3,755,960
Kirkwood R-7	100,447,100	15,190,850	2,143,340	543,510	118,324,800
Ladue	128,254,361	17,625,355	3,178,840	779,020	149,837,576
Lindbergh	114,760,950	18,632,690	4,801,430	357,220	138,552,290
Maplewood-Richmond Hts.	38,216,320	6,599,870	2,820,430	147,770	47,784,390
Mehlville R-9	87,940,380	13,769,775	2,868,650	7,138,530	111,717,335
Normandy	82,711,010	15,394,350	2,482,380	153,570	100,741,310
Parkway	142,731,115	19,132,320	1,591,660	3,015,520	166,470,615
Pattonville R3	102,927,930	18,102,890	12,260,330	276,200	133,567,350
Ritenour	100,725,910	20,518,750	5,374,430	373,480	126,992,570
Riverview Gardens	77,740,490	13,667,540	2,308,280	418,880	94,135,190
Rockwood R-6	62,800,660	9,424,350	7,280,940	336,580	79,842,530
University City	98,118,590	15,528,180	2,761,410	107,740	116,515,920
Valley Park	5,584,560	1,070,660	886,500	21,970	7,563,690
Webster Groves	84,222,550	13,502,380	2,611,370	207,020	100,543,320
Wellston	14,611,690	2,184,110	4,658,330	476,630	21,930,760
TOTAL	\$1,852,736,494	\$317,690,324	\$98,096,260	\$16,440,690	\$2,284,963,768
Pacific R-3	692,900	77,100	107,080		877,080
Total St. Louis County	\$1,853,429,394	\$317,767,424	\$98,203,340	\$16,440,690	\$2,285,840,848
			State Assessed Utilities		118,882,148
			Total St. Louis County		\$2,404,722,996
Special District					\$2,285,840,848

